

MINUTES  
MANSFIELD PLANNING AND ZONING COMMISSION  
Regular Meeting  
Monday, July 7, 2014  
Council Chamber, Audrey P. Beck Municipal Building

Members present: Chairman Goodwin, B. Chandy, K. Holt, G. Lewis, P. Plante, K. Rawn, B. Ryan  
Members absent: R. Hall, B. Pociask  
Alternates present: P. Aho, V. Ward  
Alternated absent: S. Westa  
Staff Present: Linda Painter, Director of Planning and Development  
Curt Hirsch, Zoning Agent

Chairman Goodwin called the meeting to order at 7:22 p.m. Alternates Aho and Ward were seated for absent members Hall and Pociask.

**Approval of Minutes:**

**a. June 16, 2014 Meeting**

Ward MOVED, Ryan seconded, to approve the 06-16-14 as written. MOTION PASSED UNANIMOUSLY.  
Chandy noted that she listened to the recording.

**b. June 11, 2014 Field Trip**

Holt MOVED, Goodwin seconded, to approve the 06-11-14 minutes as written. MOTION PASSED with Holt and Goodwin in favor; all others disqualified.

**Zoning Agent's Report:**

A request was made to Hirsch that he address the temporary Sleepy's signs at the mall and the flashing Nails sign in the Big Y Plaza.

**Public Hearings:**

**Application to Amend the Zoning Regulations, East Brook F, LLC, PZC File #1326**

Chairman Goodwin called the Public Hearing to order at 7:24 p.m. Members present were Goodwin, Chandy, Holt, Lewis, Plante, Rawn, Ryan and alternates Aho and Ward, both of whom were seated. Linda Painter, Director of Planning and Development, read the legal notice as it appeared in The Chronicle on 6/24/14 and 7/2/14, and she read into the record a 6/4/14 letter from Ted Milinosky, Vice Chair WINCOG RPC and a 6/10/14 letter from Lynne Pike DiSanto, AICP, Senior Planner and Policy Analyst at CRCOG. Painter also noted the following communications received and distributed to members: a Supplemental Statement of Justification submitted by the Applicant's Attorney (to be distributed to members) and a 7/3/14 memo from Linda Painter, Director of Planning and Development.

Attorney Susan A. Hays, of Updike, Kelly & Spellacy, P.C., representing the applicant, reviewed the history which gave rise to this application. She explained the proposed amendments to the regulations and stated that she agreed to the language changes and revisions recommended by the Director of Planning and Development.

Arthur Smith, 74 Mulberry Road, requested that the Town Attorney be asked to thoroughly review the proposed regulation revisions.

Noting no comments or questions from the Commission, and no further comments from the public, Holt

MOVED, Rawn seconded, to continue the public hearing until July 21, 2014 to allow time for the Town Attorney to review the proposal. MOTION PASSED UNANIMOUSLY.

**New Special Permit, Colonial Townhouse Apartments, Foster Drive, PZC File #1327**

Chairman Goodwin called the Public Hearing to order at 7:51 p.m. Members present were Goodwin, Chandy, Holt, Lewis, Plante, Rawn, Ryan and alternates Aho and Ward, both of whom were seated. Linda Painter, Director of Planning and Development, read the legal notice as it appeared in The Chronicle on 6/24/14 and 7/2/14, and she noted the following communications received and distributed to members: a 7/3/14 memo from Linda Painter, Director of Planning and Development, and a 6/30/14 memo from Fran Raiola, Deputy Chief/Fire Marshal.

Jeff Kamm, of Wadsworth Kamm Architects, appeared on behalf of the applicant. He reviewed the plan to create an additional 31 units in the basements of existing apartment buildings located in the Mansfield portion of the property. The Site Plan, including emergency access, parking, stormwater management and landscaping were reviewed.

Noting no comments or questions from the Commission or from the public, Plante MOVED, Holt seconded, to close the public hearing at 8:00 p.m. MOTION PASSED UNANIMOUSLY.

**Old Business:**

**a. Application to Amend the Zoning Regulations, East Brook F, LLC, PZC File #1326**

Tabled pending 7/21/14 continued public hearing.

**b. New Special Permit, Colonial Townhouse Apartments, Foster Drive, PZC File #1327**

Rawn volunteered to work with staff on a motion for the next meeting.

**c. Gravel Permit Renewals**

- Banis property on Pleasant Valley Road (File #1164)
- Hall property on Old Mansfield Hollow Road (File #910-2)
- Green Property, 1090 Stafford Road (File #1258)
- Mason Brook LLC/Kueffner Property, 3 Merrow Road (File #1309)

Tabled Pending 7/21/14 Public Hearing.

**New Business:**

**a. Modification Request, 1768 Storrs Road, PZC File# 864-3**

Tabled pending staff review.

**b. Release of Bond, Mansfield Hollow Hydro, PZC File #1243**

Plante MOVED, Holt seconded, the PZC authorize the Finance Director to release the \$5,000 bond, together with accumulated interest, to Mansfield Hollow Hydro LLC, pursuant to the 6/6/13 Bonding Agreement, because the work required under said agreement, at 114 Mansfield Hollow Road, has been completed. MOTION PASSED UNANIMOUSLY.

**c. Scenic Road Alteration Request, Dog Lane and Gurleyville Road, PZC File#1010-5 and #1010-8**

Holt MOVED, Ryan seconded, that the Planning and Zoning Commission schedule a Public Hearing for Monday, August 4, 2014 for tree removal on Dog Lane and Gurleyville Road, which are Scenic Roads, and that staff refer the subject request to the Tree Warden/Public Works Director, the Town Council and property owners who have frontage within 500 feet of the subject trees. MOTION PASSED UNANIMOUSLY.

**d. PZC Summer Vacation Schedule**

The Chairman suggested that the Commission postpone making a decision regarding cancellation of the August 18<sup>th</sup> meeting until a determination can be made regarding the August workload.

**Mansfield Tomorrow | Our Plan ► Our Future:**

No new updates.

**Reports from Officers and Committees:**

The Commission discussed revising the bond release procedure to provide that, in those bonds where no public improvement is involved, the Chair would be allowed to release the bond after consultation with staff. The Commission, by consensus, agreed that this procedure should be adopted and that future bonding agreements be revised accordingly.

All other reports were noted.

**Communications and Bills:** Noted.

**Adjournment:** The Chairman adjourned the meeting at 8:28 p.m.

Respectfully submitted,

Katherine Holt, Secretary